

A spacious, four bedroom detached chalet house along with a separate two bedroom cottage standing in grounds of over 4 acres within Saxtead, minutes from Framlingham.

Guide Price
£925,000 Freehold
Ref: P7473/C

Meadow Lodge
The Green
Saxtead
Suffolk
IP13 9QB



House - hallway, sitting room, dining room, kitchen, pantry and utility room. Two ground floor bedrooms and wet room. Two first floor bedrooms, one with an en-suite bathroom and dressing area. Cloakroom and shower room.

Cottage - Open plan kitchen/dining/sitting room. Two bedrooms and shower room.

Garaging, office, stores and gardeners loo.

Gardens and meadows of 4.1 acres.

Contact Us



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Location

Meadow Lodge is located in a lovely position at The Green, Saxtead. The village benefits from a pub, The Old Mill House, and is just over 2 miles from the centre of Framlingham. Here there is a fine medieval castle and a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, including a Co-operative supermarket, public houses and restaurants. The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some 12 miles to the east. The A12, which lies just 8 miles to the south, provides a direct link to Woodbridge, the County town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ashe, which is situated just beyond Wickham Market.

Description

Meadow Lodge is believed to date from the late 1960s or early 1970s and is of brick construction under a pegtile roof. It offers spacious accommodation extending to 2,525 sq ft plus a cottage of 785 sq ft. The house and cottage have undergone a programme of refurbishment in recent years and offer UPVC double glazed windows along with oil-fired central heating systems.

The House - A front door provides access to a reception hall that opens to a hallway. Off this are cloak cupboards and doors to the reception rooms. At the front of the house are the sitting room and dining room. The sitting room is dual aspect and has French doors opening to the west facing garden. There is a fire place with timber surround along with parquet flooring. The dining room, which is currently used as a dining/sitting room enjoys views over the front garden and has a fireplace with surround. A door leads into the kitchen. Here there are modern low-level wall units with granite worksurfaces. There is a Range cooker and space and plumbing for a dishwasher. Windows overlook the driveway and garden. Off this is a spacious pantry with fitted cupboards and also a large utility room. This benefits from high and low-level wall units, an electric oven, water softener, along with space and plumbing for a washing machine and tumble dryer and also a sink.

From the hallway further doors lead to the two ground floor bedrooms. One is currently being used as a study and has a glazed door leading out on to a west facing patio. Also on the ground floor is a wet room with shower, washbasin and WC.

From the first floor landing there is access to two bedrooms, a shower room and a cloakroom with WC. The principal first floor bedroom is a good size double which has a dormer window overlooking the cottage and land beyond. This benefits from a dressing area and also a recently refitted bathroom comprising shower, bath, dual handwash basins and a WC. It is fully tiled and has a window to the front of the property. The second first floor bedroom is a further double and has a built-in wardrobe.

The Cottage - Planning permission was granted for the cottage in the mid 1980s to be used as an annexe, solely for purposes of ancillary and incidental to the main dwelling. The kitchen area has low-level wall units with space and plumbing for a dishwasher, electric oven and fridge. There are roll edge worksurfaces with a stainless steel sink. There is also an oil-fired boiler. There are two double bedrooms, both of which have built-in wardrobes. In addition, there is a shower room with WC, shower and handwash basin.

The Outside

The property is approached from the road via a shingle driveway which opens to a parking area for ample vehicles. This leads to a **double garage** with two remote control up and over doors to the front. It measures 17'6 x 20' and is flanked on one side by a further **store/garage**. Adjoining the garage is a range of outbuildings including a **'gardeners' cloakroom** with WC, a **potting shed** and an **office** measuring 7'9 x 9'10. In addition is a **greenhouse** and a further **brick store** measuring 19'11 x 10'. Surrounding the house and cottage are most attractive gardens which are mainly laid to lawn but also contain mature flower and shrub beds. In addition are mature trees providing a high level of privacy. To the rear of the house, cottage and buildings is the **meadow**. This is laid to grass and contains some mature trees. It is bordered by hedging. In all, the grounds extend to approximately 4.1 acres.













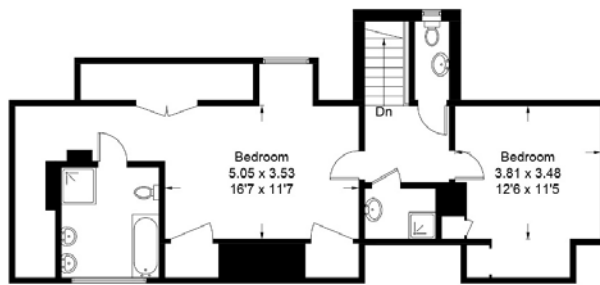


Meadow Lodge & Cottage, Saxtead Green

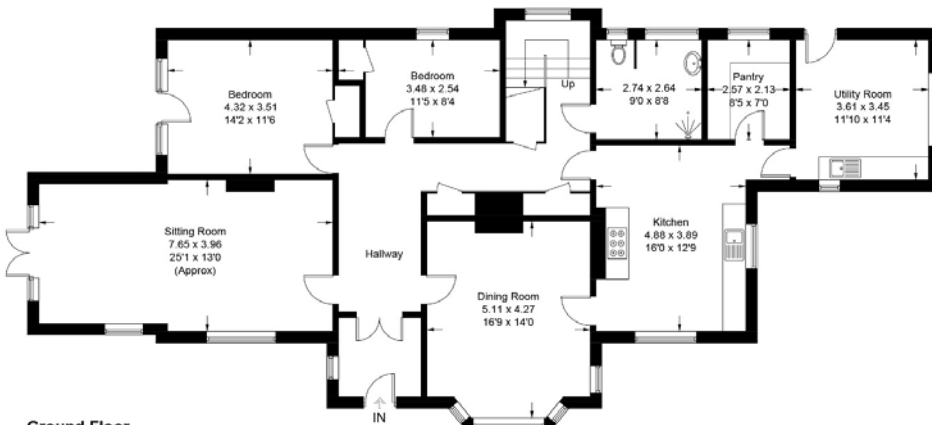
Approximate Gross Internal Area = 234.6 sq m / 2525 sq ft

Cottage = 72.9 sq m / 785 sq ft

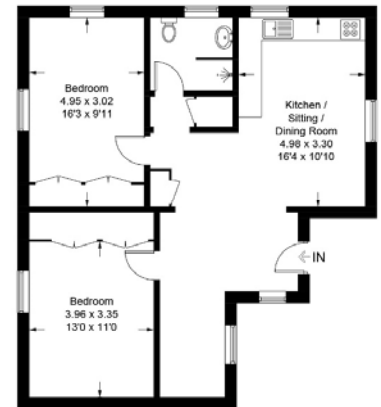
Total = 307.5 sq m / 3310 sq ft



First Floor



Ground Floor



Cottage













Viewing Strictly by appointment with the agent.

Services Mains electricity (separate bills for house and cottage), mains water (joint bill for house and cottage), oil-fired central heating (separate boilers for house and cottage, but shared oil tank). Single private drainage system (whilst it is understood from the vendor that the septic tank works in a satisfactory manner, it is unlikely to comply with the new regulations. A buyer may wish to budget to install a new sewage treatment plant. The cost has been taken into account within the guide price).

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Meadow Lodge - EPC Rating = E (Copy available from the agents upon request).

The Cottage- EPC Rating = D (Copy available from the agents upon request).

Meadow Lodge - Council Tax Band G; £3,493.10 payable per annum 2024/2025

The Cottage - Council Tax Band B; £1,630.11 payable per annum 2024/2025

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

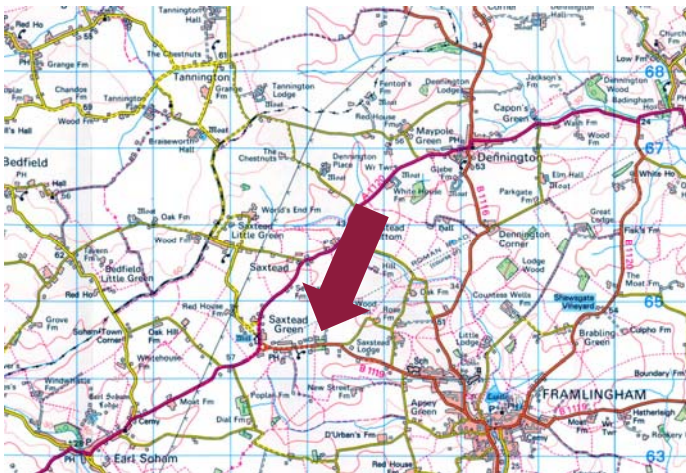
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

January 2025



Directions

From Clarke and Simpson's office in Well Close Square proceed up College Road and take the second turning on the left onto Mount Pleasant (B1119) towards Saxtead. Having entered Saxtead, Meadow Lodge will be found on the right hand side.

What3Words location: ///unwraps.rents.boss



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